



# SPECIAL USE CRITERIA

## Planning & Community Development

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1. **Purpose:** The purpose of a special use permit is to allow a permit granted by the City to locate a regional land use, not specifically allowed by the zoning of the location, but that provides a benefit to the community and is compatible with other uses in the zone in which it is proposed. The special use permit is granted subject to conditions placed on the proposed use to ensure compatibility with adjacent land uses.
2. **Decision criteria:** A special use permit shall be granted by the City, only if the applicant demonstrates that:
  - a. The use will provide a public benefit or satisfy a public need of the neighborhood, district or City.
  - b. The characteristics of the special use will be compatible with the types of uses permitted in surrounding areas.
  - c. The special use will not materially endanger the health, safety and welfare of the community.
  - d. The proposed location shall not result in either the detrimental over-concentration of a particular use within the City or within the immediate area of the proposed use, unless the proposed use is deemed a public necessity.
  - e. The special use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.
  - f. The special use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts.
  - g. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the special use shall not hinder or discourage the appropriate development or use of neighboring properties.
  - h. The special use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this title.
  - i. The special use is not in conflict with the standards of the Critical Areas Overlay.